\$425,000 - 2, 906 4 Avenue Nw, Calgary

MLS® #A2236197

\$425,000

3 Bedroom, 2.00 Bathroom, 1,178 sqft Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Welcome to this truly unique and spacious 3-bedroom, 1.5-bathroom single-level condo located in one of Calgary's most sought-after inner-city neighborhoods â€" Sunnyside. Offering over 1100 sq ft of comfortable living, this home is perfect for those who want the ease of condo living without sacrificing outdoor space.

Step inside to a bright, well-designed floor plan featuring a sleek, updated kitchen with modern finishes and plenty of prep space â€" ideal for home cooks and entertainers alike. The great room is anchored by a warm gas fireplace, creating an inviting space to relax and unwind.

The highlight: A private, fully fenced south-facing yard complete with lush perennial flower beds, offering a peaceful retreat rarely found in condo living â€" perfect for gardening, relaxing, or entertaining. Sorry no dogs allowed.

This well-maintained building also offers a dry sauna, adding an extra touch of wellness and relaxation. Your condo fees cover heat, water, sewer, and insurance, providing excellent value and peace of mind.

Enjoy the unbeatable convenience of this location â€" steps to the Bow River pathways, Kensington shops and cafes, transit, parks, and downtown. Whether you're strolling the vibrant neighborhood or commuting with







ease, this location simply can't be beat.

If you're looking for a condo that offers space, privacy, style, and an incredible inner-city lifestyle â€" this is it.

Built in 1979

Essential Information

MLS® # A2236197 Price \$425,000

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,178
Acres 0.00
Year Built 1979

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 2, 906 4 Avenue Nw

Subdivision Sunnyside
City Calgary
County Calgary
Province Alberta
Postal Code T2N 0M8

Amenities

Amenities Other, Parking, Sauna

Parking Spaces 1

Parking Alley Access, Off Street, Stall, Covered

Interior

Interior Features No Smoking Home, Sauna, Stone Counters, Storage

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

Washer, Window Coverings

Heating Natural Gas, Boiler

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Brick Facing, Gas, Great Room

of Stories 4

Exterior

Exterior Features Balcony, Garden, Private Yard

Construction Stucco

Additional Information

Date Listed July 3rd, 2025

Days on Market 4

Zoning M-CG d72

Listing Details

Listing Office CIR Realty

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